

DC2.1199 to BE

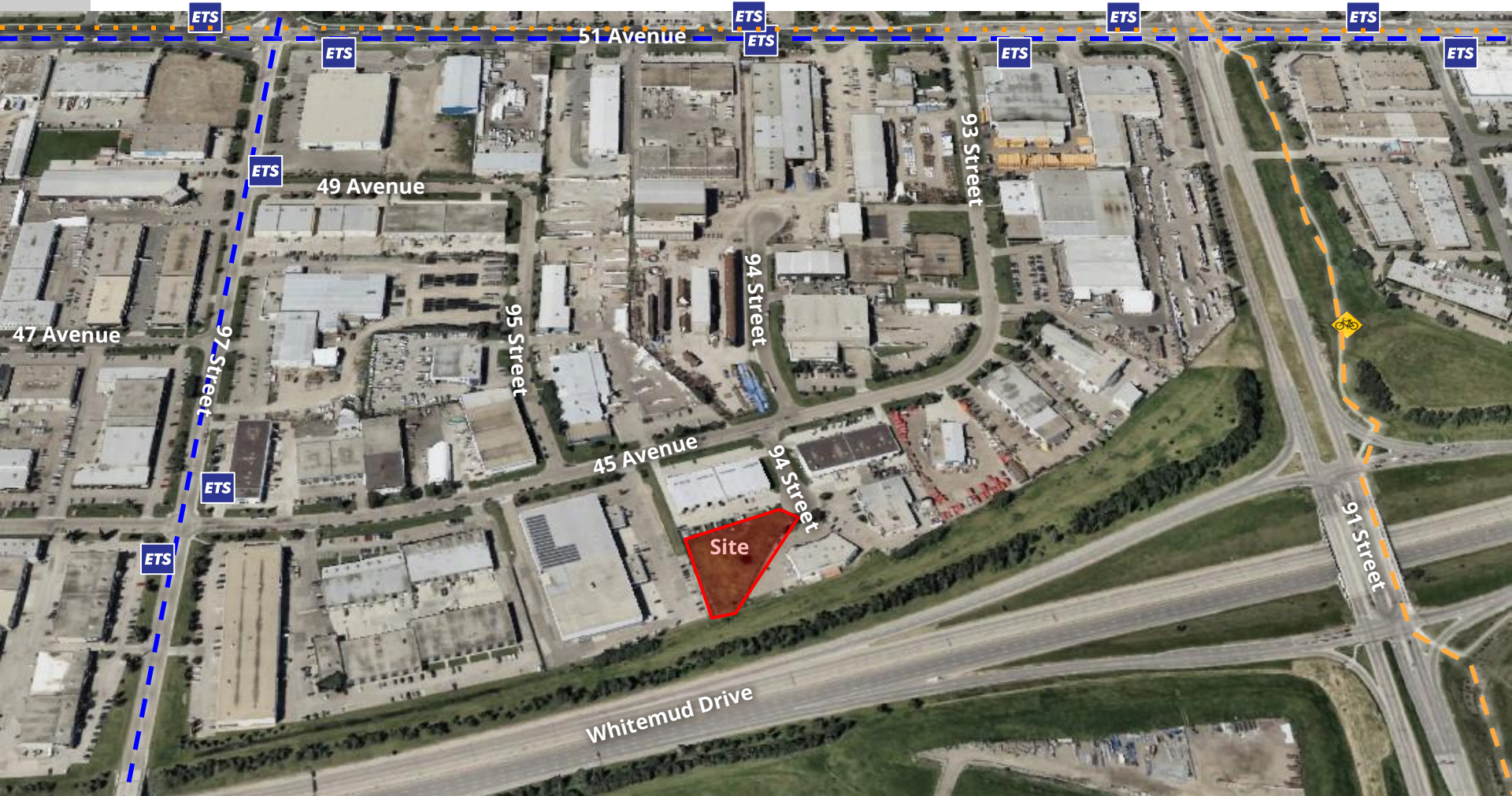
ITEM 3.1
BYLAW 21107
PapaschaseIndustrial

DEVELOPMENT
SERVICES
April 7, 2025

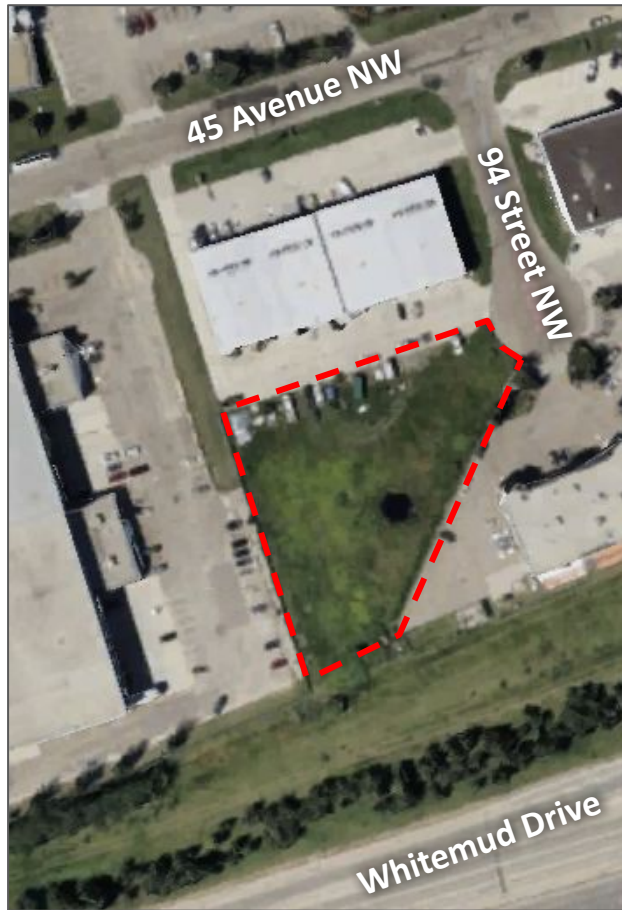


Aerial Image captured Fall 2024

SITE CONTEXT



3 PROPOSED ZONING



REGULATION	DC2.1199 Current Zoning	BE Proposed Zoning
Principal Building	Vacant	Proposed: Community Service
Height	14.0 m 25.0 m for Self Storage Facility	16.0 m
FAR	1.2 3.5 m for Self Storage Facility	1.6
Setbacks Abutting Streets Abutting Sites	6.0 m -	4.5 m 0 m
Community Uses	Private Clubs Special Events	Child Care Service Community Service* Special Event <i>*Max Floor Area: 500 sqm</i>

Respondents (0)



PRE-APPLICATION
Sept 4, 2024



CITY WEBPAGE
Jan 8, 2025



MAILED NOTICE
Jan 13, 2025



1:1 COMMUNICATION
Ongoing



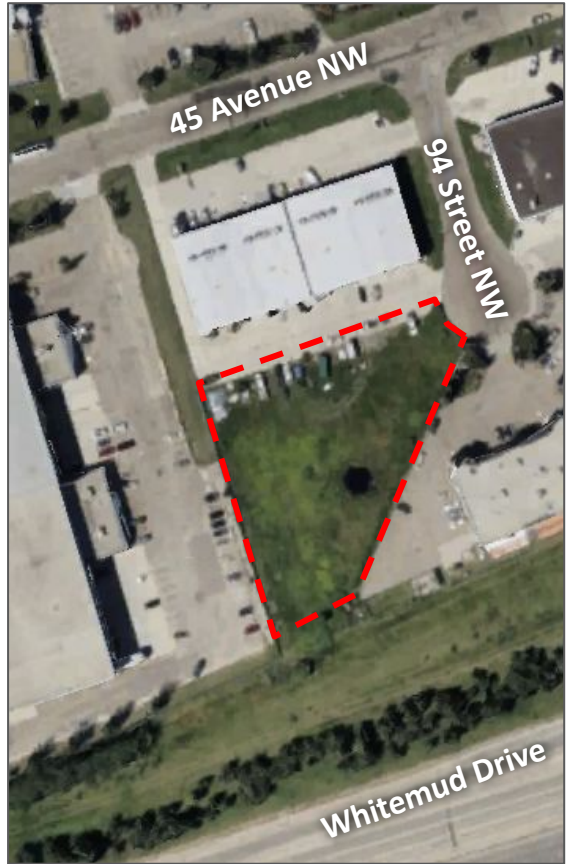
SITE SIGNAGE
Feb 6, 2025



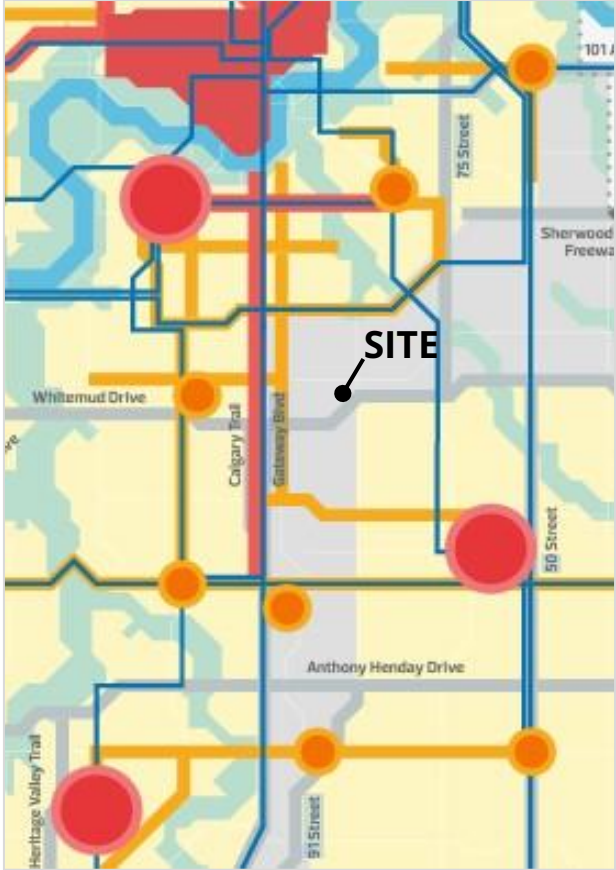
PUBLIC HEARING
NOTICE
Mar 14, 2025



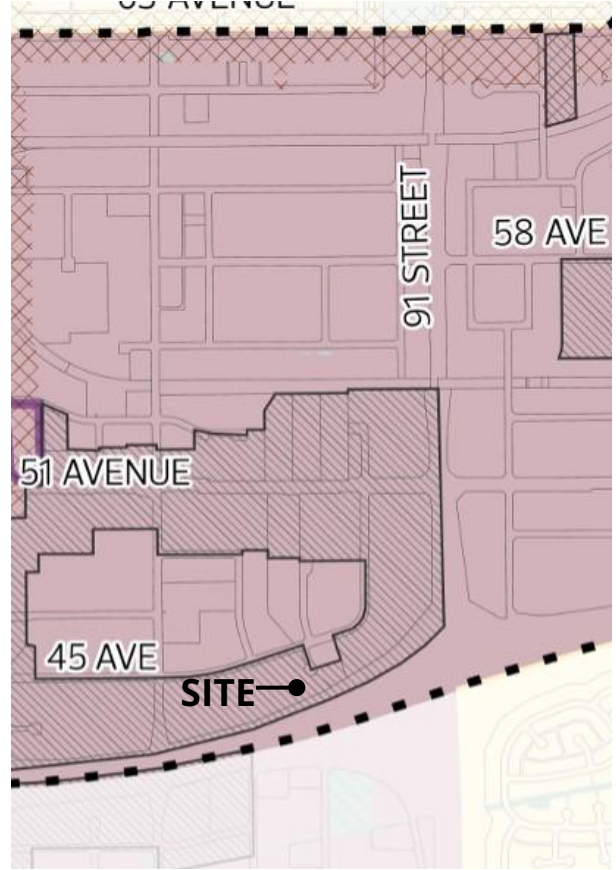
JOURNAL AD
Mar 21 & 29,
2025



SITE VIEW



THE CITY PLAN



SOUTHEAST DISTRICT PLAN



Aerial Image captured Fall 2024

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

